



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, December 9, 2025

1:30 PM

26th Floor, Council Chamber

Meeting Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

FIRST READINGS

BEGINNING OF CONSENTS

Director of City Planning & Development

251017 Sponsor: Director of City Planning and Development Department

Approving the plat of Woodhaven 3rd Plat, an addition in Platte County, Missouri, on approximately 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street, creating 89 lots and 5 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00030)

Attachments: [Docket Memo_Woodhaven 3rd Plat_CLD-FnPlat-2025-00030](#)

END OF CONSENTS

MAYOR

Lucas

251023 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Thomas Sitek, Jeffrey Clark and Denise Goodson as successor directors to the 1108-1110 Grand Community Improvement District.

Attachments: [No Docket Memo 251023](#)

Lucas

251024 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing D. Neal Whitehead, Louis Metoyer and Tracy Ryan-Hoover as successor directors to the Metro North Crossing Community Improvement District.

Attachments: [No Docket Memo 251024](#)

Lucas

251025 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Rick Earl Abel, Rhonda Iverson, Arfan Paroya and Michael Riley as successor directors to the Palestine Community Improvement District.

Attachments: [No Docket Memo 251025](#)

HEALTH DEPARTMENT

Director of Health

250941 Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute five contracts in the amount of \$400,000.00 each with qualified community-based organizations Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights and Ivanhoe from previously appropriated funds to establish neighborhood outreach teams to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$2,000,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket Memo 5 Neighborhoods.docx](#)

CITY PLANNING

Director of City Planning & Development

250983 Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter to allow community improvement districts requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when reasonable efforts to obtain official notarized documentation from the county assessor have been unsuccessful; and providing for a delayed effective date.

Attachments: [chap 74 revisions 11.05.2025 docket memo](#)

Director of City Planning & Development

251018 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Attachments: [Hillcrest Docket Memo 0.2 11.20](#)

Duncan and Bough

250995 Sponsor: Councilmember Johnathan Duncan

Approving the petition to establish the Brookside Shops Community Improvement District; establishing the Brookside Shops Community Improvement District generally located at West 63rd Street and Brookside Boulevard in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Attachments: [Docket Memo - Brookside Shops CID petition establishment](#)

Director of City Planning & Development

250980 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

Attachments: [CD-CPC-2025-00101 Docket Memo](#)

Director of City Planning & Development

251020 Sponsor: Director of City Planning and Development Department

Approving a development plan to allow for a wastewater treatment facility to be operated by KC Water Services in District AG-R on about 72 acres generally located at 7801 N.W. 144th Street. (CD-CPC-2025-00083)

Attachments: [Docket Memo 0.1.5](#)

O'Neill

251000 Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

Attachments: [No Docket Memo 251000](#)

O'Neill

251019 Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

Attachments: [No Docket Memo 251019](#)

Director of City Planning & Development

251031 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, and 88-140; creating a new Section 88-353, "Large Format Uses," to establish use standards for Large Format uses; creating a new section 88-339, "Data Centers," to establish use standards for Data Centers; amending Section 88-805-05, "Industrial Use Group," to add definitions for Large Format Uses and Data Centers; and amending Section 88-810, "Definitions," to add a definition for Green Roofs. (CD-CPC-2025-00078)

Attachments: [Docket Memo_LFU](#)

[Mandi Ballinger Public testimony](#)

[Cody Boston Public Testimony](#)

COUNCIL

Curls

250994 Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development.
(CD-CPC-2025-_____)

Attachments: [No Docket Memo 250994](#)

Rea

250998 Sponsor: Councilmember Crispin Rea

Rezoning an area of 1.3 acres generally located at 4630 Troost Avenue from District UR to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

Attachments: [No Docket Memo 250998](#)

Rea

250997 Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

Attachments: [No Docket Memo 250997](#)
[250997com](#)

Director of City Planning & Development

250876 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

Attachments: [Docket Memo Digital Signs in Residential Districts Text](#)

Willett and Lucas

251035 Sponsor: Councilmember Nathan Willett and Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to develop recommendations to Chapter 18 and the International Energy Conservation Code to bring such code in harmony with those of surrounding municipalities in the region and to report back within 45 days.

Attachments: [No Docket Memo 251035](#)

Robinson

251041 Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City ("Community Builders"); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

Attachments: [No Docket Memo 251041](#)

HELD IN COMMITTEE

Director of City Planning & Development

250871 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

Attachments: [Docket Memo_NormanSchoolHO_Overlay_DocketMemo](#)

ADDITIONAL BUSINESS

1. There may be general discussion for current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251017

ORDINANCE NO. 251017

Sponsor: Director of City Planning and Development Department

Approving the plat of Woodhaven 3rd Plat, an addition in Platte County, Missouri, on approximately 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street, creating 89 lots and 5 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00030)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Woodhaven 3rd Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on November 19, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251017

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the plat of Woodhaven 3rd Plat, an addition in Platte County, Missouri, on approximately 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street, creating 89 lots and 5 tracts for the purpose of residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00030)

Discussion

The request is to consider approval of a Final Plat in District MPD on about 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street to allow for the creation of 89 lots and 3 tracts for the purposes of a single unit residential development.

This use and layout were previously approved under Case No. CD-CPC-2021-00216 (Ordinance No. CS 220269), which also served as the Preliminary Plat. The controlling plan approved a 468-unit residential development to be constructed in seven phases.

The proposed Final Plat includes street connections to the existing Woodhaven development to the west and south. A connection to the future Line Creek Parkway to the east is also proposed with this plat. Line Creek Parkway at this location will be dedicated under a separate process at a later date. The Final Plat is consistent with the approved Preliminary Plat and complies with the lot and building standards established by the controlling Master Planned Development.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing the subdivision of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the subdivision of private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This legislation does not have any funding.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

CD-CPC-2021-00216 – Ordinance CS 220269 – Rezoning an area of about 152 acres generally located on the south side of NW 100th Street between N Green Hills Road to the west and N Platte Purchase Drive to the east from Districts AG-R and R-7.5 to District MPD, and approving a preliminary development plan, which also serves as a preliminary plat to create 468 residential units and other amenities.

Approved April 14, 2022

CD-CPC-2021-00153 – The City Plan Commission approved a request for a MPD Final Plan for Woodhaven, 3rd Plat in District MPD (Master Planned Development) on about 22 acres generally located north and west of NW 97th Street and N Colrain Avenue. Approved November 6, 2025.

Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable as this is an ordinance authorizing the subdivision of private property.

2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is an ordinance authorizing the subdivision of private property.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable as this is an ordinance authorizing the subdivision of private property.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of private property.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the subdivision of private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No (Press tab after selecting)



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251023

RESOLUTION NO. 251023

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Thomas Sitek, Jeffrey Clark and Denise Goodson as successor directors to the 1108-1110 Grand Community Improvement District.

WHEREAS, the 1108-1110 Grand Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by the City Council by Ordinance No. 191023; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the 1108-1110 Grand Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Thomas Sitek
Jeffrey Clark
Denise Goodson

..end

**No Docket
Memo Provided
for Ordinance
No. 251023**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251024

RESOLUTION NO. 251024

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing D. Neal Whitehead, Louis Metoyer and Tracy Ryan-Hoover as successor directors to the Metro North Crossing Community Improvement District.

WHEREAS, the Metro North Crossing Community Improvement District ("District") was established by petition of the property owners and approved by the City Council by Committee Substitute for Ordinance No. 170975; and

WHEREAS, City Council approved a petition to add property to the District via Ordinance No. 241089 ("Amended Petition"); and

WHEREAS, the Amended Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Amended Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Metro North Crossing Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

D. Neal Whitehead
Louis Metoyer
Tracy Ryan-Hoover

..end

**No Docket
Memo Provided
for Ordinance
No. 251024**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251025

RESOLUTION NO. 251025

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Rick Earl Abel, Rhonda Iverson, Arfan Paroya and Michael Riley as successor directors to the Palestine Community Improvement District.

WHEREAS, the Palestine Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by the City Council by Ordinance No. 230920; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Palestine Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Rick Earl Abel
Rhonda Iverson
Arfan Paroya
Michael Riley

..end

**No Docket
Memo Provided
for Ordinance
No. 251025**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250941

ORDINANCE NO. 250941

Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute five contracts in the amount of \$400,000.00 each with qualified community-based organizations Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights and Ivanhoe from previously appropriated funds to establish neighborhood outreach teams to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$2,000,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Cure Violence Global model is a nationally recognized public health approach proven to reduce shootings and homicides; and

WHEREAS, the City will contract with community-based organizations to hire and manage Neighborhood Outreach Teams that implement the model with high fidelity; and

WHEREAS, each team will detect and interrupt potential violent conflicts, identify and treat highest-risk individuals, mobilize the community and shift behavior norms, and collect and report data for ongoing monitoring and evaluation; and

WHEREAS, target expansion will allow Kansas City to deploy evidence-based strategies in real time, strengthen collaboration with local organizations, and improve public safety outcomes in neighborhoods most affected by violence, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the Manager of Procurement Services is authorized to execute five contracts in the amount of \$400,000.00 each with Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights, and Ivanhoe community-based organizations to establish Neighborhood Outreach Teams for the purpose of implementing the Cure Violence Global model of violence prevention initiatives for a total expenditure of \$2,000,000.00.

Section 2. That the Director of the Health Department is authorized to expend \$2,000,000.00 from previously appropriated funds in Account No. 26-2000-501905-B, Blueprint for Violence Prevention, to satisfy the cost of the contracts.

Section 3. That this ordinance, relating to expenses of government, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(B) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligation incurred in the purchase order.

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250941

Submitted Department/Preparer: Health

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Kansas City, Missouri ranks 8th nationwide in homicides per capita despite being the 37th U.S. largest city, with 182 killings in 2020. The City's Aim4Peace program addresses this crisis by focusing on neighborhoods with the highest levels of violence, where 90% of survivors served by the Hospital Response Team (HRT) identify as BIPOC.

To strengthen this effort, the City proposes a **\$2,000,000 investment divided by 5 selected neighborhoods** to expand the Cure Violence Global model and Prevention Initiatives. This funding will support five Neighborhood Outreach Teams—one per each of the five neighborhoods which are Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights, and Ivanhoe—to directly engage individuals at highest risk of violence and mediate conflicts before they escalate.

Discussion

The Cure Violence model is a nationally recognized public health approach proven to reduce shootings and homicides. Through this grant, the City will contract with community-based organizations to hire and manage Neighborhood Outreach Teams that implement the model with high fidelity.

Each team will:

- Detect and interrupt potentially violent conflicts
- Identify and treat highest-risk individuals
- Mobilize the community and shift behavior norms
- Collect and report data for ongoing monitoring and evaluation

This targeted expansion will allow Kansas City to deploy evidence-based strategies in real time, strengthen collaboration with local organizations, and improve public safety outcomes in neighborhoods most affected by violence.

Fiscal Impact

1. Is this legislation included in the adopted budget?

Yes No

2. What is the funding source?
2000-501905 Blueprint for Violence Prevention
3. How does the legislation affect the current fiscal year?
Authorizes expenditures of funds appropriated in the current fiscal year
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Work on these projects will be performed in the current fiscal year and next fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Reduction in violence

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. This fund has a structural imbalance.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Account string has been verified/confirmed.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Additional Discussion (if needed)

N/A

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.

- Focus on violence prevention among all age groups, placing an emphasis on youth.
- Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
- Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
- Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
-

Prior Legislation

Blueprint Violence Prevention Fund

Service Level Impacts

Service Level Impact and Key Performance Indicators (KPIs)

The expansion of the Cure Violence Model through the five Neighborhood Outreach Teams will deliver measurable improvements in violence prevention and community engagement in Kansas City's most affected neighborhoods. Key Performance Indicators will include:

- **Conflict Mediation Effectiveness** - At least **75% of Aim4Peace street conflict mediations** are resolved without conditions.
- **Community Events** - Number of community events held
- **High-Risk Individual Engagement** - Number of at-risk individuals identified and actively engaged in intervention services.
- **Data Reporting and Fidelity Monitoring** - Percentage completion rates of key forms such as the monitoring of the number of case notes completed per worker and the number of participants per worker.

Meeting these benchmarks will ensure that the City's investment produces tangible outcomes, strengthens public safety infrastructure, and contributes to long-term reductions in neighborhood violence.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The program is expected to significantly reduce violence among populations disproportionately impacted, lowering rates of injury, trauma, and related health complications. By addressing these disparities, it will also reduce the burden on healthcare and emergency systems. Prevention strategies, supportive services, and alternatives to violence will foster safer environments, improve mental health outcomes, and strengthen overall community well-being.
2. How have those groups been engaged and involved in the development of this ordinance?
Community leaders, neighborhood associations, and local organizations have actively advocated for the expansion of neighborhood-based teams modeled after the successful Aim4Peace approach, sharing their priorities with council representatives to ensure the ordinance reflects the needs of impacted groups. The Health Department's competitive procurement process identified qualified organizations to deliver outreach and support services aligned with community priorities.
3. How does this legislation contribute to a sustainable Kansas City?
By offering alternatives to violence, case management, and long-term support, this legislation reduces harm, strengthens community resilience, and promotes safer, healthier neighborhoods. Through the neighborhood partnership with the City, the neighborhood-based teams modeled after Aim4Peace provides coordinated services to individuals impacted by violence and advances the City's long-term sustainability and public safety goals.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Solicited RFP

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250983

ORDINANCE NO. 250983

Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter to allow community improvement districts requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when reasonable efforts to obtain official notarized documentation from the county assessor have been unsuccessful; and providing for a delayed effective date.

WHEREAS, Section 74-302(c)(3) of the City's Code of Ordinances currently requires that any community improvement district ("CID") requesting a finding of blight or relying on a prior determination of blight submit with its petition official documentation, notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel within the proposed CID for each of the five immediately preceding tax years; and

WHEREAS, some petitioners have been unable to compel the relevant county to notarize such documentation despite making reasonable and documented efforts to obtain the required notarized records; and

WHEREAS, City desires to ensure that the inability to obtain notarized county documentation, despite reasonable efforts, does not prevent a CID from proceeding with its petition under Chapter 74; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Article VII, Code of Ordinances of Kansas City, Missouri, is hereby amended by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 74-302. Requirements to establish a CID.

(a) *Petition.* The petition shall:

- (1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by RSMo 67.1481.

(2) Provide that the city auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the city auditor within ten days after a written request for the same is made.

(3) Estimate the revenue to be used for benefits to the public and describe such benefits.

(b) *Term.* CIDs shall be limited to a term of 20 years. However, if the petition provides that sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may be up to 27 years.

(c) *Blight determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under RSMo 67.1461.2 shall submit with its petition:

(1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;

(2) Information on the maintenance of the property including, among other things, any capital maintenance outlays, during the five years preceding the submission of the petition;

(3) Either:

(i) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years; or

(ii) Documentation denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years, accompanied by:

a. A notarized affidavit attesting to the date and source of such documentation; and

b. Evidence demonstrating that reasonable efforts were made to obtain the official notarized documentation required under subsection (i), and that the county declined or failed to provide such notarization;

(4) A construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements; and

(5) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions.

(d) *City manager execution.* The city manager shall not execute any petition on behalf of the city as a property owner seeking to establish a CID unless authorized by the city council.

(e) *Cooperative agreement.* Each CID shall enter into a cooperative agreement with the city that addresses, among other things, requirements of this article and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

Section 2. That this amendment shall not apply to any proposed CID that has submitted its petition to the City Clerk prior to the effective date of this ordinance. Such petitions shall be governed by the City ordinances in effect on the date of submission.

Section 3. That this ordinance shall take effect forty-five (45) days after its adoption.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250983

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter to allow community improvement districts requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when reasonable efforts to obtain official notarized documentation from the county assessor have been unsuccessful; and providing for a delayed effective date.

Discussion

Section 74-302 currently requires that any CID requesting a finding of blight—or relying on a prior determination of blight—to submit notarized documentation from the relevant county showing the total assessed valuation of each parcel within the proposed district for the past five tax years. In some cases, a CID may be unable to meet this requirement despite making reasonable, well-documented efforts to obtain the necessary documentation. To prevent such situations from delaying or blocking a CID petition, staff recommends amending Section 74-302 to allow the use of alternative official documentation, provided the CID also submits evidence of its attempts to obtain the notarized county records.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?
No change.

4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.

No

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

No

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. This fund has a structural imbalance.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Account string has been verified/confirmed.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Additional Discussion (if needed)

Not Applicable because this legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - Foster a solutions-oriented, welcoming culture for employees and City Partners.
 -
 -
 -

Prior Legislation

240979, 210565, 240024

Service Level Impacts

No change.

Other Impacts

1. What will be the potential health impacts to any affected groups?
None
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No (Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 251018

ORDINANCE NO. 251018

Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Hillcrest Community Improvement District (“District”) as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (“Act”), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty-seven (27) years, unless extended pursuant to Section 67.1481.6, RSMo.

Section 3. That the District is hereby determined to be a blighted area by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements or conditions which endanger life or property by fire or other cause, which individually or collectively constitute an economic liability, social liability or menace to the public health, safety, morals or welfare in its present condition and use.

Section 4. That it is hereby determined that proposed contracts with owners of property lying within the District’s boundaries to demolish and remove, renovate, reconstruct or rehabilitate any of the buildings and structures located on such property, and the expenditure or loaning of the District’s revenues to fund such contracts, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District’s board to the City pursuant to Section 67.1471, RSMo., and Section 74-304 of the City’s Code of Ordinances (“Code”).

Section 6. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 7. That the District shall enter into a cooperative agreement with the City pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251018

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve the petition to establish the Hillcrest CID for a 27-year term, unless extended. This CID would not overlap with any other CID. The proposed District is composed of five (5) parcels of land containing approximately 155.954 acres.

The District will have the authority to impose a 1% sales tax, which according to the petition, will be used for roof exterior repairs, irrigation remediation and landscaping, exterior construction, among other projects.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this District to the Missouri Department of Economic Development and the Missouri State auditor.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?

1000-642044 CID Support

3. How does the legislation affect the current fiscal year?
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
There are no recurring costs associated with this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2. This fund has a structural imbalance.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3. Account string has been verified/confirmed.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.

- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

210565, 240024, 240979 - City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No change.
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:
Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250995

ORDINANCE NO. 250995

Sponsor: Councilmember Johnathan Duncan

Approving the petition to establish the Brookside Shops Community Improvement District; establishing the Brookside Shops Community Improvement District generally located at West 63rd Street and Brookside Boulevard in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Brookside Shops Community Improvement District ("District") as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo., otherwise known as the Missouri Community Improvement District Act ("Act"), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years, unless extended pursuant to Section 67.1481.6, RSMo.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo., and Section 74-302 of the Kansas City Code of Ordinances.

Section 4. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 5. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250995

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the petition to establish the Brookside Shops Community Improvement District; establishing the Brookside Shops Community Improvement District generally located at West 63rd Street and Brookside Boulevard in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve the petition to establish the Brookside Shops CID for a 20-year term, unless otherwise extended. This CID would overlap with the Brookside CID. The proposed District is composed of seven (7) parcels of land owned by three (3) separate owners.

The District will have the authority to impose a 1% sales tax, which according to the petition, would be used for signage, exterior improvements, sculpture & lighting, among other projects.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this District to the Missouri Department of Economic Development and the Missouri State auditor.

Fiscal Impact

1. Is this legislation included in the adopted budget?

Yes No

2. What is the funding source?
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
There are no recurring costs associated with this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.

- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

210565, 240024, 240979 - City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No change
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250980

ORDINANCE NO. 250980

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1515, rezoning an area of approximately 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD (Master Planned Development) to District O-3 (Office), said section to read as follows:

Section 88-20A-1515. That an area legally described as:

Part of Tract 1, Metro North, a subdivision of land in the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, all Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument Number D17990 being bounded and described as follows: Beginning at the northeast corner of said Tract 1, said corner being the intersection of the south right-of-way line of N.W. 88th Street, as now established and the west right-of-way line of N. Baltimore, as now established; thence South 00°41'09" West, along the east line of said Tract 1, 1,099.39 feet; thence South 89°18'51" East, continuing along said east line, 25.00 feet; thence South 00°41'10" West, continuing along said east line, 155.00 feet; thence South 18°31'36" East, continuing along said east line, 79.47 feet; thence southerly, continuing along said east line, on a curve to the right being tangent to the last described course with a radius of 340.00 feet, a central angle of 19°02'32" and an arc distance of 113.00 feet; thence South 00°30'54" West, continuing along said east line, 55.46 feet to the southeast corner of said Tract 1; thence northerly, along the south line of said Tract 1, said line also being the east right-of-way line of Wyandotte Avenue, as now established, on a curve to the left having an initial tangent bearing of North 00°30'56" East with a radius of 340.00 feet, a central angle of 17°08'29" and an arc distance of 101.72 feet; thence North 16°37'33" West, continuing along said south line, 545.90 feet; thence northwesterly,

continuing along said south line, along a curve to the left being tangent to the last described course with a radius of 320.00 feet, a central angle of $72^{\circ}51'31''$ and an arc distance of 406.92 feet; thence North $89^{\circ}29'04''$ West, continuing along said south line, 177.54 feet; thence North $00^{\circ}30'56''$ East, 333.25 feet; thence North $89^{\circ}29'04''$ West, 215.93 feet to a point on the north line of said Tract 1; thence North $00^{\circ}41'09''$ East, along said north line, 306.45 feet; thence North $89^{\circ}53'49''$ East, continuing along said north line, 808.58 feet to the point of beginning.

is hereby rezoned from District MPD (Master Planned Development) to District O-3 (Office), all as shown outlined on a map marked Section 88-20A-1515, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

.. end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250980

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

Discussion

This is a rezoning without a plan from District MPD to District O-3. The applicant is requesting to rezone the 12-acre tract of land generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O. The site used to house a budget cinema that has since been demolished. The vacant site was part of the original Metro North Mall but was left out of the Metro North Crossing UR development plan. There is about 40-foot change in grade from NW 88th Street to Metro North Mall Drive.

Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned the parcel from District B3-2 to District MPD, and approved an MPD plan that allowed for 250,000 square feet of office facility with 297 parking spaces. The plan allowed for a 5-story office building with 40,000 square foot per floor. The plan also allowed for future expansion of another 50,000 square foot. The MPD plan limits the development of this parcel to the development described above. The proposed rezoning will allow all the uses permitted pursuant to 88-120-03. These uses include Residential uses, Public/ Civic uses, limited Light Commercial and Office (including Medical Office) uses.

City Staff Recommended approval.

The CPC Recommends approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Not Applicable because this legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

CD-CPC-2020-00036 - Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned about 12 acres from District B3-2 to District MPD, and approved a development plan that allowed for an office building.

Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on September 10, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on September 10, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No (Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No (Press tab after selecting)



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251020

ORDINANCE NO. 251020

Sponsor: Director of City Planning and Development Department

Approving a development plan to allow for a wastewater treatment facility to be operated by KC Water Services in District AG-R on about 72 acres generally located at 7801 N.W. 144th Street. (CD-CPC-2025-00083)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District AG-R (Agricultural-Residential) generally located at 7801 N.W. 144th Street, and more specifically described as follows:

TRACT 1: A tract of land in the Northwest Quarter and the Southwest Quarter of Section 1, Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 00°27'39" West, along the East line of said Northwest Quarter, 172.64 feet to the point of beginning of the tract of land to be herein described; thence continuing South 00°27'39" West along said East line, 16.70 feet; thence South 81°08'13" West, 240.00 feet; thence South 69°33'24" East, 252.00 feet to a point on said East line; thence South 00°27'39" West, along said East line, 2,263.13 feet to the Southeast corner of said Northwest Quarter; thence South 00°27'03" West, along the East line of the Southwest Quarter, 327.63 feet to the Southeast corner of the North ten (10) acres of the East Half of the Southwest Quarter; thence North 89°19'57" West, along the South line of said North ten (10) acres, 1,329.83 feet to the Southwest corner of said North ten (10) acres; thence North 00°32'30" East, along the West line of the East Half of the Southwest Quarter, 327.62 feet to the Southwest corner of the East Half of the Northwest Quarter; thence North 00°18'11" East, along the West line of said East Half, 2,002.34 feet to a point on the centerline of an existing gravel road, said centerline being the centerline of NW 144th Street, as established and exists; thence South 82°21'47" East, along said centerline, 537.79 feet; thence Easterly, continuing along said centerline along a curve to the left, being tangent to the last described course with a radius of 117.42 feet, a central angle of 37°45'05" and an arc distance of 77.37 feet; thence North 59°53'08" East, continuing along said centerline, 185.06 feet; thence Northeasterly, continuing along said centerline, along a curve to the left, being tangent to the last described course with a radius of 226.62 feet, a central angle of 19°21'51" and an arc distance of 76.59 feet; thence North 40°31'17" East,

continuing along said centerline, $19^{\circ}21'51''$, and an arc distance of 76.59 feet; thence North $40^{\circ}31'17''$ East, continuing along said centerline, 282.48 feet; thence Northeasterly, continuing along said centerline, along a curve to the right, being tangent to the last described course with a radius of 124.77 feet, a central angle of $39^{\circ}22'41''$ and an arc distance of 85.75 feet; thence North $79^{\circ}53'58''$ East, continuing along said centerline, 259.32 feet to the point of beginning, EXCEPT that part subject to road right of way and the rights of the public.

TRACT 2: All that part of the Northwest Quarter of Section 1, Township 52, Range 34, Kansas City, Platte County, Missouri, being described as follows: Beginning at a point 42.00 feet South of a concrete covered well located in the Southeast corner of the Roy C. Cox farms, said point being South $00^{\circ}27'39''$ West, 189.39 feet South of the Northeast corner of said Northwest Quarter; thence continuing South $00^{\circ}27'39''$ West, along the East line of said Northwest Quarter, 125.00 feet; thence North $69^{\circ}33'24''$ West, 252.00 feet; thence North $81^{\circ}08'13''$ East, 240.00 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall complete a parcel combination with new legal description containing both parcels (either County* or City). No temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) and/or final inspection approval shall be issued prior to providing verifiable parcel combination. Submit documentation to City Planning and Development Department

*If going through the County, please note it is not simply a tax parcel combination, it must be a real estate transaction executed by a title company.

6. Per the Aviation Department the developer shall provide considerations incorporated into the design to reduce or preclude the movement of wildlife into or across the approach or departure airspace of MCI. This includes methods to reduce the likelihood of the proposed facility attracting hazardous wildlife that would use artificial habitats near the airport for food, water or cover.
7. A detailed landscape plan in accordance with 88-425 shall be provided by the developer at the time of building plan review.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018§ 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
12. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018§ 912.2.1).
13. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
14. A required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
15. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
16. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
18. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
19. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
20. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018:§ D104.1)
21. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
22. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. (IFC-2018 § 503.6)
23. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
24. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
25. The developer shall show and label the preliminary size and location of the proposed potable public water main. The Kansas City Water Services Department project PM Shawn Cross indicated the preliminary plan is to serve the facility with either an 8" or 12" water main connected to the existing water transmission main in N. Winan Avenue near N.W. 136th Street and traverse generally east along and parallel to the proposed sewer line. The Kansas City Water Services Department staff shall plan to provide anticipated potable water demands to the Kansas City Water Services Department distribution staff to include in the water supply modeling for this area.

26. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
27. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251020

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving a development plan on about 72 acres to allow for utilities and services in District AG-R generally location at 7801 NW 144th Street. (CD-CPC-2025-00083)

Discussion

The proposed development plan is for construction of a wastewater treatment plant to be operated by KC Water Services. The development will include a variety of buildings and large basins related to wastewater treatment processes. The majority of the development will be located in the southeastern portion of the site.

The facility will be accessed from NW Interurban Road via a cross-access easement over the property to the west, owned by Hunt Midwest. There is an existing drive off of NW Interurban Road that will be extended across the Hunt Midwest property to serve the facility.

A tree preservation and mitigation plan was provided showing about seven acres of tree canopy to be removed and preserving over 10 acres of tree canopy within the stream buffer area. Landscaping calculations were provided in accordance with the Zoning and Development Code, but a detailed landscape plan will be reviewed at the time of building plan submittal.

Proposed building materials include primarily precast concrete and thin brick veneer.

Staff recommendation: Approval with conditions

CPC recommendation: Approval with conditions

Fiscal Impact

1. Is this legislation included in the adopted budget?

Yes No

2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development.
No monetary actions are taken through this ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development.
No monetary actions are taken through this ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Funds will be needed to construct, operate, and maintain the proposed wastewater treatment plant.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance will authorize physical development of a public utility facility.
Revenue or return on investment is unknown to City Planning staff.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This legislation has no funding.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

No prior zoning-related legislation.

Service Level Impacts

The proposed facility is expected to better serve the residents in the Northland. The facility will be operated and maintained by the City.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were studied with this ordinance. The Water Services Department and consultant may have conducted health studies during the site selection process.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement required by 88-505-12. There were multiple other public meetings before the required public engagement meeting.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed wastewater treatment facility will provide better service to meet the City's needs. The facility will have newer technology and work more efficiently.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

None of the above were part of the development plan process.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251000

RESOLUTION NO. 251000

Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

WHEREAS, an application was submitted by Ashlar Homes, LLC and Capstone Communities, LLC to amend the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately; and 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density."

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on October 15, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on October 15, 2025, recommend approval of the proposed amendment to the KCI Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive from "Commercial, Residential Low Density, Open Space / Buffer and Mixed Use Community to Residential Medium Density." A copy of the amendment to the KCI Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

Section B. That the amendment to the KCI Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed area plan amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end

**No Docket
Memo Provided
for Ordinance
No. 251000**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251019

ORDINANCE NO. 251019

Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1517, rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from R-7.5 (Residential 7.5), B3-3 (Commercial B3-3) and MPD (Master Planned Development) to MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1517. That an area legally described as:

A tract in the Southeast Quarter of Section 33, Township 52 North, Range 33 West, in Kansas City, Platte County, Missouri, being more particularly described as follows, surveyed and described on December 18, 2024, by John B. Young, PLS-2006016647:

Beginning at the Northeast corner of said Southeast Quarter; Thence South 00°44'40" West along the East line of said Southeast Quarter, 1902.96 feet; Thence North 88°28'57" West, 682.01 feet; Thence North 80°13'18" West, 345.68 feet; Thence North 30°22'23" West, 60.71 feet; Thence South 89°55'47" West, 1035.34 feet; Thence North 00°02'08" West, 28.05 feet; Thence North 45°02'08" West, 257.39 feet; Thence South 89°57'52" West, 368.59 feet to the West line of said Southeast Quarter; Thence North 00°31'18" East along said West line, 1553.96 feet to the Northwest corner of said Southeast Quarter; Thence North 89°45'19" East along the North line of said Southeast Quarter, 2649.79 feet to the Point of Beginning. Contains 4,691,261 square feet or 107.70 acres more or less.

is hereby rezoned from and R-7.5 (Residential 7.5), B3-3 (Commercial B3-3) as MPD (Master Planned Development) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1517, which is attached hereto and made a part hereof, and which is

hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to issuance of the building permit for each phase of development per the approved phasing plan. All photometric lighting plans, building elevations and materials, bicycle parking location, and landscape details will be reviewed with each MPD final plan.
3. All parking and driveway/attached garage configuration shall be reviewed in more detail at the time of MPD final plan.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit supporting documentation for the TIF funding plans for the public water mains to Water Services prior to submitting any public improvement applications or approval of any final plat, whichever occurs first.
6. Prior to submittal of a final plat for the initial phase of the development, the developer must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.
7. That, prior to recording of a final plat, the developer shall secure approval of an MPD final plan from the City Plan Commission for each private open space tract. This may be combined with any MPD final plans for residential buildings.
8. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

10. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
11. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC- 2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
12. Multi-family residential developments greater than 100 dwelling units shall have at least two means of fire apparatus access (IFC-2018: § D106.1) if fully protected by an automatic fire sprinklers the project may have up to 200 dwelling units.
13. Developer shall provide fire lane signage on fire access drives.
14. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
15. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
16. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
19. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
20. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
21. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
22. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

23. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
24. A lighting plan shall be submitted for review per city ordinance 88-430-06-A prior to approval of final plan. The Illumination Engineering Society (IES) minimum standards for a parking lot would be an average maintained foot-candle (fc) of 3fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). The front doorways should be receiving a minimum foot-candle of .8fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.14).
25. The developer shall confirm addressing location/material on proposed structures by explaining/labeling it on plan elevations prior to approval of final plan.
26. The developer shall provide a final landscape plan to verify the maximum height of plantings in close proximity to lighting elements prior to approval of final MPD plan. The mature height of these planting shall not impact or lessen the foot-candles shown on the approved photometric plan.
27. Line Creek Parkway and N.W. 100th Street (future Tiffany Springs Parkway) are classified as intersecting parkways, creating a development node; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
28. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
29. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

30. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park, the developer shall obtain a parks and recreation permit for storage and restoration within a park or a parks and recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
31. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
32. All residential dwelling units fronting along either Tiffany Springs Parkway and Line Creek Parkway shall provide a pedestrian access to the fronts of their buildings.
33. Trails located within Tract A shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
34. The trail located within Tract A shall be constructed at the time of development for Phase 3. Connections to Line Creek Parkway and Platte Purchase Drive will be made at the time of construction of those streets.
35. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
36. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
37. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

38. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
39. The developer shall dedicate additional right of way and provide easements for N.W. 100th Street, N. Platte Purchase Drive and Line Creek Parkway as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 75 feet, 50 feet and 75 feet of right of way respectively, as measured from the centerline along those areas being platted.
40. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
41. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
42. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
43. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.
44. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
45. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, streetlights, and sidewalks.
46. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

47. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
48. No water service tap permits will be issued until the public water main is released for taps.
49. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
50. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
51. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
52. The developer shall obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
53. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
54. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
55. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and

determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

56. The developer must grant a BMP and/or surface drainage easement to the City as required by KC Water prior to recording the plat or issuance of any building permits.
57. The developer shall submit covenants, conditions and restrictions to KC Water for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
58. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
59. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and KC Water prior to issuance of any stream buffer permits.
60. The developer shall provide covenants to maintain private storm sewer mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
61. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
62. The developer shall provide covenants to maintain private water mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
63. Utilities will be required to be bonded or in place, or entered into a secured deferral agreement with Water Services prior to recording a Final Plat.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 251019**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251031

ORDINANCE NO. 251031

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, and 88-140; creating a new Section 88-353, “Large Format Uses,” to establish use standards for Large Format uses; creating a new section 88-339, “Data Centers,” to establish use standards for Data Centers; amending Section 88-805-05, “Industrial Use Group,” to add definitions for Large Format Uses and Data Centers; and amending Section 88-810, “Definitions,” to add a definition for Green Roofs. (CD-CPC-2025-00078)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 120-1, “Office, Business, and Commercial Districts Use Table,” and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
RESIDENTIAL						
Household Living						
» Detached houses	P	P	P	P	P	88-120-03-H.3
» In any other residential building type	-	P	P	P	P	88-323
» In mixed-use building	P	P	P	P	P	

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Group Living	P	P	P	P	P[5]	
PUBLIC/CIVIC						
Bicycle Sharing Facilities	P	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	P	P	P[5 for Ground Floor Uses]	
College/University	P	P	P	P	P[5 for Ground Floor Uses]	
Day Care						
» Home-based (1—5)	P	P	P	P	P[5 for Ground Floor Uses]	
» Family (up to 10)	P	P	P	P	P[5 for Ground Floor Uses]	
» Group (up to 20)	P	P	P	P	P[5 for Ground Floor Uses]	
» Center (21+)	P	P	P	P	P[5 for	

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
						Ground Floor Uses]
Hospital	S	P	P	P	P	P[5 for Ground Floor Uses]
Library/Museum/Cultural Exhibit	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	
Safety Service						
» Fire station	P	P	P	P	P[4]	
» Police station	P	P	P	P	P	
» Ambulance service	S	S	S	P	P[4]	
School	P	P	P	P	P[5 for Ground Floor Uses]	
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	S[1]	S[1][5]	
» Basic, minor	P	P	P	P	P	88-425-08-B

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
COMMERCIAL						
Adult Business						
» Adult media store	-	-	P[1]	P[1]	P[1][4]	88-310-03
» Adult motion picture theater	-	-	-	P[1]	P[1][4]	88-310-02
» Sex shop	-	-	-	P[1]	P[1][4]	88-310-02
Animal Service						
» Sales and grooming	-	P	P	P	P	88-315
» Shelter or boarding	-	-	P	P	P[4]	88-315
» Stable	-	-	-	-	S[4]	88-315
» Veterinary	-	-	P	P	P[5 for Ground Floor Uses]	88-315
Artist Work or Sales Space						
Building Maintenance Service	-	-	-	P	P[5]	
Business Equipment Sales and Service	-	-	P	P	P	

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Business Support Service (except as noted below)	-	-	P	P	P[5]	
» Day labor employment agency	-	-	-	-	S[1][4]	88-331
Communications Service Establishments	P/S	P/S	P/S	P/S	P/S[5]	88-327
Drive-Through Facility	-	-	P[2]	P[2]	P[2]	88-338 and 88-340
Eating and Drinking Establishments (except as noted below)	P	P	P	P	P	
» Tavern or nightclub	-	-	P	P	P	
Entertainment Venues and Spectator Sports						
» Indoor small venue (1—149 capacity)	-	-	P	P	P[5 for Ground Floor Uses]	
» Indoor medium venue (150—499 capacity)	-	-	S	P	P[5 for Ground Floor Uses]	
» Indoor large venue (500+ capacity)	-	-	-	S	P[5 for Ground	

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
						Floor Uses]
» Outdoor (all sizes)	-	-	-	S	P[5]	
Financial Services (except as noted below)	S	P	P	P	P	
» Pawn shop	-	P	P	P	P	
» Short-term loan establishment	-	-	P[1]	P[1]	P[1][4]	88-325
Food and Beverage Retail Sales	-	P	P	P	P	
Funeral and Interment Service						
» Cemetery/columbarium/mausoleum	S	S	S	S	S	88-345
» Cremating	-	S	S	S	S	88-345-02
» Undertaking	-	S	P	P	P[5]	88-345
Gasoline and Fuel Sales	-	S[3]	S[3]	S[3]	S[3][5]	88-323 88-347
Lodging						
» Bed and Breakfast	-	P	P	P	P[5 for	88-320

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
						Ground Floor Uses]
» Hotel/motel	-	-	-	P[2]	P[2]	88-323
» Recreational vehicle park	-	-	-	S[1]	S[1][4]	
» Short term rental, non resident	-	P	P	P	P	Chapter 56
» Short term rental, resident	-	P	P	P	P	Chapter 56
Mobile Vendor Park	-	-	-	P	P	88-358
Office, Administrative, Professional or General	P	P	P	P	P[5 for Ground Floor Uses]	
Office, Medical	P	P	P	P	P[5 for Ground Floor Uses]	
» Blood/plasma center	-	-	-	S	S	
Parking, Accessory	P	P	P	P	P	88-323
Parking, Non-accessory	-	-	S[1]	P[1]	P[1]	

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Personal Improvement Service	P	P	P	P	P	
Repair or Laundry Service, Consumer	-	P	P	P	P	
Research Service	P	P	P	P	P[5 for Ground Floor Uses]	
Retail Sales	-	P	P	P	P	
» Outdoor Retail Sales - Class A	-	P	P	P	P	88-366-01
» Outdoor Retail Sales - Class B	-	-	-	P	P[4]	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	S	
Sports and Recreation, Participant						
» Indoor	-	P	P	P	P[5 for Ground Floor Uses]	
» Outdoor	-	-	-	P	P[5 for Ground	

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
						Floor Uses]
Vehicle Sales and Service						
» Car wash/cleaning service	-	-	S[1]	P[1]	P[1][5, if not within a parking structure]	
» Heavy equipment sales/rental	-	-	-	S[1]	P[1][4]	
» Light equipment sales/rental (indoor)	-	-	P[2]	P[2]	P[2]	88-323
» Light equipment sales/rental (outdoor)	-	-	S[1]	S[1]	P[1][5, if not within a parking structure]	
» Motor vehicle repair, limited	-	-	S[2]	P[2]	P[2][5]	88-323
» Motor vehicle repair, general	-	-	-	S[2]	P[2][5]	88-323
» Vehicle storage/towing	-	-	-	-	P[1][4]	88-375

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
INDUSTRIAL						
Data Center	-	-	-	-	S	88-339, 88-353
Manufacturing, Production and Industrial Service						
» Artisan	-	P/S	P	P	P	88-318
» Limited	-	-	-	-	S[4]	88-353
» General	-	-	-	-	S[2][4]	88-323 , 88-353
» Intensive	-	-	-	-		88-353
Recycling Service						
» Limited	-	-	-	-	S[1][4]	88-353
Self-Storage Warehouse	-	-	-	-	P[2][4]	88-323 , 88-353, 88-369
Warehousing, Wholesaling, Storage, Freight Movement						
» Indoor	-	-	-	-	P[2][4]	88-323 , 88-353, 88-378
» Outdoor	-	-	-	-	-	88-378
AGRICULTURAL						
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*[4]	*Chapter 14

Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
Agriculture, Crop	P	P	P	P	P[4]	88-312-01
Agriculture, Urban						
» Home Garden	P	P	P	P	P	88-312-02-A
» Community Garden	P	P	P	P	P[4]	88-312-02-B
» Community Supported Agriculture (CSA)	P	P	P	P	P[4]	88-312-02-C
ACCESSORY SERVICES						
Wireless Communication Facility						
» Freestanding	-	-	P[1]	P[1]	P[1][4]	88-385
» Co-located antenna	P	P	P	P	P[5]	88-385

Section 2. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 130-1, “Downtown Districts Use Table,” and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District	Use Standards

Use Category » specific use type	DC	DX	DR	
RESIDENTIAL				
Household Living				
» Single-family home	P	P	P	
» In single-purpose residential building	P	P	P	88-323
» In mixed-use building	P	P	P	
Group Living	S	S	S	
PUBLIC/CIVIC				
Bicycle Sharing Facilities	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	P	
College/University	P	P	P	
Day Care				
» Home-based (1—5)	P	P	P	
» Family (up to 10)	P	P	P	
» Group (up to 20)	P	P	S	
» Center (21+)	P	P	S	
Hospital	S	S	S	
Library/Museum/Cultural Exhibit	P	P	P	
Park/Recreation (except as noted below)	P	P	P	
» Community center	P	P	P/S	88-365
Religious Assembly	P	P	P	

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
Safety Service				
» Fire Station	P	P	P	88-365
» Police Station	P	P	P	88-365
» Ambulance service	P	P	P	88-365
School	P	P	P/S	88-365
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	
» Basic, minor	P	P	P	88-425-08-B
COMMERCIAL				
Adult Business				
» Adult media store	P[1]	P[1]	-	88-310-03
» Adult motion picture theater	P[1]	P[1]	-	88-310-02
» Sex shop	P[1]	P[1]	-	88-310-02
Animal Service				
» Sales and grooming	P	P	S	88-315
» Shelter or boarding	P	P	-	88-315
» Stable	-	S	-	88-315

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
» Veterinary	P	P	S	88-315
Artist Work or Sales Space	P	P	P	
Building Maintenance Service	P	P	-	
Business Equipment Sales and Service	P	P	-	
Business Support Service (except as noted below)	P	P	-	
» Day labor employment agency	-	S[1]	-	
Communications Service Establishments	P/S	P/S	P/S	88-327
Drive-Through Facility	S[2]	S[2]	-	88-338 & 88-340
Eating and Drinking Establishments (except as noted below)	P	P	P	
» Tavern or nightclub	P	P	S	
Entertainment Venues and Spectator Sports				
» Indoor small venue (1—149 capacity)	P	P	S	
» Indoor medium venue (150—499 capacity)	P	P	S	
» Indoor large venue (500+ capacity)	S	S	S	
» Outdoor (all sizes)	S	S	S	
Financial Services (except as noted below)	P	P	P	

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
» Pawn shop	-	S[1]	-	
» Short-term loan establishment	-	P[1]	-	88-325
Food and Beverage Retail Sales	P	P	P	
Funeral and Interment Service				
» Cemetery/columbarium/mausoleum	-	-	-	
» Cremating	-	-	-	
» Undertaking	P[2]	P[2]	-	88-345
Gasoline and Fuel Sales	S[3]	S[3]	-	88-323
Lodging				
» Bed and Breakfast	P	P	P	
» Hotel/motel	P[2]	P[2]	S[2]	88-323
» Short term rental, non-resident	P	P	P	Chapter 56
» Short term rental, resident	P	P	P	Chapter 56
Mobile Vendor Park	P	P	-	88-358
Office, Administrative, Professional or General	P	P	P	
Office, Medical	P	P	P	

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
» Blood/plasma center	S	S	-	
Parking, Accessory	P	P	P	88-323
Parking, Non-accessory	S[1]	S[1]	S[1]	
Personal Improvement Service	P	P	P	
Repair or Laundry Service, Consumer	P	P	S	
Research Service	P	P	S	
Retail Sales	P	P	P	
» Outdoor Retail Sales - Class A	P	P	P	88-366-01
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	
Sports and Recreation, Participant				
» Indoor	P	P	S	
» Outdoor	S	S	S	
Vehicle Sales and Service				
» Car wash/cleaning service	S[1]	S[1]	-	
» Heavy equipment sales/rental	-	S[1]	-	
» Light equipment sales/rental (indoor)	S[2]	S[2]	-	88-323

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
» Light equipment sales/rental (outdoor)	S[1]	S[1]	-	
» Motor vehicle repair, limited	S[2]	S[2]	-	88-323
» Motor vehicle repair, general	-	S[2]	-	88-323
» Vehicle storage/towing	-	S[1]	-	88-375
INDUSTRIAL				
Data Center	S	S	-	88-339, 88-353
Manufacturing, Production and Industrial Service				
» Artisan	P	P	P/S	88-318
» Limited	S	S	S	88-353
» General	S	S[2]	-	88-323, 88-353
Recycling Service				
» Limited	-	S[1]	-	88-353
Self-Storage Warehouse	-	S[2]	-	88-323, 88-353, 88-369
Warehousing, Wholesaling, Storage, and Freight Movement				
» Indoor	S[2]	S[2]	—	88-323, 88-353, 88-378

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
» Outdoor		S[2]	-	88-323, 88-378
AGRICULTURAL				
Agriculture, Animal	-	P/*	-	Chapter 14
Agriculture, Crop	P	P	P	88-312-01
Agriculture, Urban				
» Home Garden	P	P	P	88-312-02-A
» Community Garden	P	P	P	88-312-02-B
» Community Supported Agriculture (CSA)	P	P	P	88-312-02-C
ACCESSORY				
Wireless Communication Facility				
» Freestanding	-	-	-	
» Co-located antenna	P	P	P	88-385

Section 3. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 140-1, "Manufacturing Districts Use Table," and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
RESIDENTIAL					
Household Living					
» Single-family home	S	-	-	-	
» In single-purpose residential building	P	S	-	-	
» In mixed-use building	P	S	-	-	
Group living	S	-	-	-	
PUBLIC/CIVIC					
Bicycle Sharing Facility	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	-	-	
College/University	P	P	-	-	
Day Care	P	P	S	S	
Detention and Correctional Facilities	S[1]	S[1]	S[1]	S[1]	88-335
Halfway House	S	S	S	S	88-352
Hospital	P	-	-	-	
Park/Recreation	P	P	P	P	
Religious Assembly	P	P	P	P	
Safety Service	P	P	P	P	
Schools	P	P	P	P	

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	S[1]	
» Basic, minor	P	P	P	P	88-425-08-B
COMMERCIAL					
Adult Business					
» Adult media store	P[1]	P[1]	P[1]	P[1]	88-310
» Adult motion picture theater	P[1]	P[1]	P[1]	P[1]	88-310
» Sex shop	P[1]	P[1]	P[1]	P[1]	88-310
Animal Service	P	P	P	P	88-315
Artist Work or Sales Space	P	P	P	P	
Building Maintenance Service	P	P	P	P	
Business Equipment Sales and Service	P	P	P	P	
Business Support Service (except as noted below)	P	P	P	P	
» Day labor employment agency	S[1]	S[1]	P[1]	P[1]	
Communications Service Establishments	P	P	P	P	
Drive-through Facility	P[2]	P[2]	-	-	88-340

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
Eating and Drinking Establishments	P	P	P	P	
Entertainment Venues and Spectator Sports	P	S	S	-	
Financial Services (except as noted below)	P	P	P	P	
» Pawn shop	P[1]	S[1]	S[1]	S[1]	
» Short-term loan establishment	P[1]	P[1]	P[1]	P[1]	88-325
Food and Beverage Retail Sales	P	P	P	P	
Funeral and Interment Service					
» Cemetery/columbarium/mausoleum	-	-	-	-	
» Cremating	P	P	P	P	
» Undertaking	P	P	P	P	
Gasoline and Fuel Sales	S[3]	S[3]	S[3]	S[3]	88-323 88-347
Lodging (except as noted below)					
» Hotel/motel	S[1]	-	-	-	
» Short term rental, non-resident	P	-	-	-	Chapter 56
» Short term rental, resident	P	-	-	-	Chapter 56

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
Mobile Vendor Park	P	P	P	-	88-358
Office, Administrative, Professional or General	P	P	P	P	
Office, Medical	P	P	-	-	
Parking, Accessory	P	P	P	P	
Parking, Non-accessory	P[1]	P[1]	P[1]	P[1]	
Personal Improvement Service	P	P	P	P	
Repair or Laundry Service, Consumer	P	P	P	-	
Research Service	P	P	P	P	
Retail Sales	P	P	P	P	
» Outdoor Retail Sales - Class A	P	P	P	P	88-366-01
» Outdoor Retail Sales - Class B	P	P	P	P	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	
Sports and Recreation, Participant	P	S	S	-	
Vehicle Sales and Service					
» Car wash/cleaning service	P[1]	P[1]	P[1]	P[1]	

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
» Heavy equipment sales/rental	P[1]	P[1]	P[1]	P[1]	
» Light equipment sales/rental (indoor)	P[2]	P[2]	-	-	88-323
» Light equipment sales/rental (outdoor)	P[1]	P[1]	-	-	
» Motor vehicle repair, limited	P[2]	P[2]	P[2]	P[2]	88-323
» Motor vehicle repair, general	P[2]	P[2]	P[2]	P[2]	88-323
» Vehicle storage/towing	P[1]	P[1]	P[1]	P[1]	88-375
INDUSTRIAL					
Data Center	P	P	P	P	88-339, 88-353
Junk/Salvage Yard	-	-	S[1]	P[1]	88-425-09
Manufacturing, Production and Industrial Service					
» Artisan	P	P	P	P	88-318
» Limited	P	P	P	P	88-353
» General	S[2]	P[2]	P[2]	P[2]	88-323, 88-353
» Intensive	-	-	P[1]	P[1]	88-353
Mining/Quarrying	S	S	S	S	88-355
Recycling Service					

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
» Limited	P[1]	P[1]	P[1]	P[1]	88-353
» General	S	S	S	P	88-353
Self-Storage Warehouse	P[2]	P[2]	P[2]	-	88-323, 88-353, 88-369
Warehousing, Wholesaling, Storage, and Freight Movement					
» Indoor	P[2]	P[2]	P[2]	P[2]	88-378, 88-353
» Outdoor	S[1]	P[1]	P[2]	P[2]	88-378
Waste-Related Use					
» Composting facility	S[1]	S[1]	S[1]	S[1]	88-328
» Demolition debris landfill	S[1]	S[1]	S[1]	S[1]	88-380
» Solid waste separation facility	-	-	S[1]	S[1]	88-380
» Transfer station	-	-	S[1]	S[1]	88-380
AGRICULTURAL					
Agriculture, Animal	P/*	P/*	P/*	P/*	Chapter 14
Agriculture, Crop	P	P	P	P	88-312-01
Agriculture, Urban					
» Home garden	P	P	P	P	88-312-02-A

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
	M1	M2	M3	M4	
Use Category » specific use type					
» Community garden	P	P	P	P	88-312-02-B
» Community supported agriculture (CSA)	P	P	P	P	88-312-02-C
ACCESSORY SERVICES					
Wireless Communication Facility					
» Freestanding	P[1]	P[1]	P[1]	P[1]	88-385
» Co-located antenna	P	P	P	P	88-385

Section 4. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-805-04-G, "Communications Service Establishments," and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, and telegraph service offices.

Section 5. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-353, "Large Format Uses," said section to read as follows:

88-353 LARGE FORMAT USES

88-353-01 – PURPOSE; APPLICABILITY

88-353-01-A. PURPOSE

These regulations support the economic viability of large format uses; promote employment growth; prevent encroachment into planned or existing residential neighborhoods; minimize the impacts of construction vehicles and heavy truck traffic on the transportation network; and consider adequate infrastructure capacity, including electricity, water, and other essential utilities.

88-353-01-B. APPLICABILITY

Unless expressly stated otherwise, large format uses shall demonstrate compliance with these standards at such time that modifications to the property or building are made as set forth below.

1. New Development. Full compliance is required for all new structures.
2. Enlargements and Expansions. Full compliance is required for any improvements or modifications that constitute a major amendment pursuant to Section 88-516-06. Full compliance with this section is required only for the enlargement or expansion area.
3. Previously Approved Preliminary Plans and Development Plans. Permits may be issued for previously approved site-specific preliminary plans and development plans, including UR and MPD plans that were approved prior to the effective date of this section in accordance with the previously approved plan pursuant to Section 88-516-07.

88-353-02 – STANDARDS

88-353-02-A. IN ALL PERMITTED DISTRICTS

1. Large format uses shall require review and approval of a traffic impact study.
2. Large format uses shall not produce odors, dust, vibration, noise, spillover light, or other external impacts that are detectable beyond the property lines of the subject property.
3. Large format uses shall be subject to any adopted zoning overlay or special character area design guidelines.
4. Any fence in the front or street-side yard shall be wrought iron or other similar transparent decorative metal fencing and may exceed the height limitations in Section 88-425. Chain-link fencing is not permitted on front or street-side frontages. Fences directly abutting an R or DR district shall be, masonry, wrought iron or other similar decorative metal fencing. Required landscape buffers shall be on the exterior of the fence. The fence may run between buildings to reduce the amount of fencing required. Fencing shall not include any barbed wire or razor wire.

88-353-02-B. WITHIN 100 FEET OF R OR D DISTRICTS OR RESIDENTIAL USES

In addition to 88-353-02-A, the following facade, articulation, and composition requirements shall apply to any building facade located within 100 feet of an R or D district or within 100 feet of a residential building **zoned UR or MPD**. **In the case of a residential building zoned UR or MPD**, the distance shall be measured from the external wall of the large format use closest in proximity to the residential building to the closest point of the property line of the property containing the residential building.

1. **Architectural Materials.** A minimum of 40% of front and street-side facades and a minimum of 20% of side and rear facades shall be comprised of at least two of the following elements. Percentages are calculated as the total building façade area and can be comprised of any combination of the following architectural materials.
 - a. Exterior colors, finishes and materials other than the primary color or smooth cast-concrete. Acceptable materials may include metal composite panels, stone, wood, brick, glass block, tile, cast metal, cast, split-face CMU, cultured stone, textured or patterned concrete panels, other forms of masonry panels, or similar as determined by the city planning and development director. Concrete block, cinderblock, corrugated metal, and similar materials are permitted building materials, but do not count towards the Architectural Materials requirement.
 - b. Windows or glazing (windows may be transparent, opaque, mirrored or spandrel glass)
 - c. Architectural grilles and/or decorative screens
2. **Building Design Elements.** Front and street-side facades shall include at least four of the following elements for every 500 linear feet of building facade. Side and rear facades shall include at least two of the following elements for every 500 linear feet of building facade.
 - a. Louvered or vertical sunshades
 - b. Awnings or canopies
 - c. Pilasters or columns distributed evenly across the facade
 - d. Water table consisting of masonry that extends at least 3 feet above the ground
 - e. Articulated columns
 - f. Embedded linear glow or accent lighting
 - g. Building projections of greater than 5 feet in depth, evenly distributed across the facade
 - h. Change in roofline height or angle such as a butterfly roof, curved roofline, parapet, or shed roof
 - i. Modulated building heights 5 feet or greater

- j. Accentuated building entrance including multistory windows, and entrance canopies or trellises, and clerestory windows
 - k. Horizontal roofline banding
3. **Site Design Elements.** The required Architectural Materials or Building Design Elements may be satisfied through the provision of Site Design Elements, as specified in Table 353-1. Each Site Design Element reduction shall be applied to both the Architectural Materials requirement and the Building Design Elements requirement.
 - a. Applicants shall identify the Site Design Elements utilized and the specific requirement being offset at the time of development plan review.
 - b. If the development fails to maintain the site design elements approved through the development plan the development shall be required to comply with the Architectural Materials and Building Design Elements outlined above.

Table 353-1 Site Design Elements

Feature	Measurement	% Reduction for Architectural Materials	% Reduction to Building Design Elements
Solar Panels	Capacity to produce a minimum of 20% of expected monthly energy usage at time of plan approval	50%	50%
Green Roof System	A minimum of 25% of roof area	50%	50%
Planting or preservation of trees above requirement outlined in 88-425-04-D	Per additional 100 caliper inches	2% per 100 caliper inches; maximum 50% reduction	2% per 100 caliper inches; maximum 50% reduction
Stream buffer preservation above requirement outlined in 88-415	Each additional 20 feet of protection beyond the outer zone	10% per additional 20 feet protection beyond the outer zone; maximum 50% reduction	10% per additional 20 feet protection beyond the outer zone; maximum 50% reduction

4. Alternative compliance plans that differ from the requirements of 88-353-02-B are subject to approval by the city planning and development

director. Alternative compliance plans shall render equal or greater design benefits than those outlined in this section.

88-353-03 – SCREENING OF LARGE FORMAT USE FEATURES

88-353-03-A. BUFFER TYPES

1. All large format uses shall provide screening, in addition to any other screening requirements outlined in 88-425, from the following features in accordance with Table 353-2. If a feature requires multiple buffer types, the stricter requirement shall apply.

Table 353-2 Screening Requirements

	Buffer Type A	Buffer Type B
	When adjacent to: <ul style="list-style-type: none">• R, SC and DR districts• Residential buildings within UR and MPD districts• Parks• Parkways and Boulevards• Image streets	When adjacent to: <ul style="list-style-type: none">• Schools• Hospitals• Colleges/Universities• Libraries/Museums
Feature	Type A Requirements	Type B Requirements
Garage doors, off-street loading spaces, and/or outdoor storage	500 ft. minimum setback Minimum 5 ft. tall berm with evergreen trees planted every 30 feet and a solid fence at least 6 ft. in height	250 ft. minimum setback Minimum 5 ft. tall berm with evergreen trees planted every 30 feet or a solid fence at least 6 ft. in height
Ground mounted mechanical equipment, on-site power substations and/or other utilities such as battery energy storage systems	500 ft. setback Shall be screened with a solid wall	250 ft. setback Shall be screened with a solid wall or landscaping

2. Alternative compliance plans that differ from the requirements of 88-353-03-A are subject to approval by the city planning and development director. Alternative compliance plans shall render equal or greater screening benefits than those outlined in this section.

Section 6. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-339, "Data Centers," said section to read as follows:

88-339 DATA CENTERS

88-339-01 – PURPOSE

The purpose of these standards is to permit data centers in more districts due to their limited land use impact on adjacent properties while also acknowledging that such uses may negatively impact pedestrian-oriented areas of the city due to the relative lack of pedestrian traffic they generate. These standards allow data centers in more districts when the impact is minimized to improve active uses that support the vitality of the public realm adjacent to a building and encourage walk-in traffic.

88-339-02 – IN ALL PERMITTED DISTRICTS

88-339-02-A. Data centers with a continuous gross floor area of more than 500,000 square feet shall be considered a large format use and subject to the requirements of Section 88-353.

88-339-03 – IN B & D DISTRICTS

88-339-03-A. Data centers shall require review and approval of a special use permit.

88-339-03-B. Data centers may not exceed more than 50% of the ground floor gross floor area of any building with street frontage. For the purposes of this section, a building with street frontage is any building located within 50 feet of a street right-of-way line.

88-339-03-C. Data centers shall maintain all transparency requirements of the underlying zone or overlay district.

Section 7. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-805-05-H, “Data Centers,” said section to read as follows:

88-805-05-H. DATA CENTER

A building dedicated to the storage, management, processing, and/or transmission of digital data, including supporting equipment related to digital data operations.

Section 8. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-805-05-I, “Large Format Uses,” said section to read as follows:

88-805-05-I. LARGE FORMAT USES

Large format uses are any large-scale industrial use facility with a continuous building footprint of 500,000 square feet or larger. Uses primarily include data centers, manufacturing, warehousing, wholesale trade, and other industrial activities.

Section 9. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-810-686, “Green Roof,” said section to read as follows:

88-810-686 - GREEN ROOF

A green roof, also known as a vegetated or living roof, is a roofing system with a layer of vegetation planted over a waterproofing system, containing a drainage system, and designed to

be structurally sound and capable of supporting the weight of the growing medium and vegetation. Green roofs include cool roofs that reflect more sunlight than traditional roofs through light-colored coatings or materials with high thermal emittance, and blue roofs that collect rainwater and slowly release it back into the atmosphere, helping to manage stormwater runoff and reduce strain on sewage systems may be used in place of a green roof.

Section 10. That the Council finds and declares that before taking any action on the proposed amendment(s) hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised, and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251031

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-120-03-A, 88-130-04-A, 88-140-03-A, and 88-805-04-G, and enacting in lieu thereof a new section of like number and subject matter, and by adopting Section 88-353, 88-339, 88-805-05-H, 88-805-05-I, and 88-810-686, for the purpose of defining and establishing development standards for large format uses and data centers. (CD-CPC-2025-00078)

Discussion

The proposed amendments establish development standards and a new definition for large format uses as any large-scale industrial use facility with a continuous building footprint of 500,000 square feet or larger. Currently, large format uses are not defined or addressed in Chapter 88. Kansas City has seen increasing demand for large format development.

In addition, the proposed amendments establish development standards and a new definition for data centers as any building dedicated to the storage, management, processing, and/or transmission of digital data, including supporting equipment related to digital data operations. Data centers with a continuous gross floor area of more than 500,000 square feet will also be considered a large format use. Currently, data centers are included in the communications services establishment use category, which is permitted in a variety of zoning districts, including R-80.

Stakeholder engagement on this topic included virtual and in-person open houses, use of the Speak Easy platform, and meetings with stakeholders. The CPC held three public hearings on this case and heard a variety of comments.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

Ordinance 230257 - Adopting the KC Spirit Playbook as the City's Strategic and Comprehensive Plan and repealing and replacing the FOCUS Kansas City Plan that was adopted by the City Council by Committee Substitute for Resolution No. 971268 on October 30, 1997.

Service Level Impacts

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Reduced public health impact from commercial truck traffic and mechanical equipment on adjacent resident's quality of life.
2. How have those groups been engaged and involved in the development of this ordinance?
Two open houses were held on June 25, 2025 (virtual) and June 26, 2025 (in-person). Additional public engagement included stakeholder interviews, posting on the City's Speak Easy virtual participation platform, and presentations at the Northland Regional Chamber of Commerce, KCI Area Plan Public Workshop, KC Neighborhood Advisory Council, and Platte County EDC.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed amendments promote the KC Spirit Playbook objectives of Development Patterns by advancing the short-term community supported

action: "Assess the impacts of large format uses that consume substantial amounts of land and energy with a low density of employment. Identify criteria for appropriate location, development code considerations, and strategies to mitigate environmental impacts" (DP-6).

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No (Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No (Press tab after selecting)



Data Centers

From Mandi Steward Ballinger <mandisballinger@gmail.com>

Date Mon 12/8/2025 10:03 AM

To cc 1 <cc1@kcmo.org>; Clerk <Clerk@KCMO.org>

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hello Council members,

The Neighborhoods Planning and Development committee will be hearing a presentation about zoning for data centers on Tuesday and I want you to know that, as a Kansas Citian and as someone who has growing environmental and economic concerns about data centers in our city, I find the zoning code woefully insufficient in protecting the interests and health of our citizens. I urge you to ask for updates and amendments to the currently proposed zoning code.

The zoning code proposed for data centers in Kansas City is incomplete and does not adequately address citizen concerns over the huge impact that these data centers have on the communities in which they are built. The zoning code, as currently drafted, does not do enough to protect Kansas Citians from utility rate increases, pollution and environmental concerns. There are major hyperscale data center projects in the works in Kansas City that have gone underway without public input. Our city must quickly act in order to rein in the rampant construction of data centers in our city that are being constructed without sufficient regulation.

The data center zoning code for Kansas City should not be lumped in with Large Format Uses and should instead be its own zoning code. It should also require special-use permits for data centers that are voted on and approved by the city council or other governmental committees instead of being approved by right as they currently are. In addition, data centers should only be zoned in industrial areas and people in the vicinity should be notified when there is a proposed data center nearby — something Smithville residents were not privy to when the Meta and Google data centers went up in their backyards. To address environmental concerns, the zoning code should require environmental impact studies, limit fossil-fuel backup generators, have limits on water usage and also mandate cooling requirements so no potable water is used in their systems. In consideration of economic concerns, we should require utility disclosures from data centers and ask for a renegotiation of permit approval so we can make sure the data centers do not become too burdensome in order to monitor the strain on the energy grid and potential water pollution.

The current zoning code needs more protection for Kansas City residents from the impacts of data centers. It does not protect them from going up in people's backyards, does not do enough to protect our community's environment and local resources like water, and it does not protect Kansas Citians from bearing the brunt of the cost of utility rate increases.

Please consider these concerns when adopting a zoning code for data centers.

Thank you,

Mandi Ballinger
11111 N Randolph Ave
KCMO 64157

Rice, Howard

From: Reinhardt, Jennifer
Sent: Monday, December 8, 2025 12:40 PM
To: Clerk
Cc: Cody Boston
Subject: Fw: On Data Centers - Neighborhood Planning and Development Committee

Below please find public testimony for Ord. 251031.

Thanks,



Jennifer Reinhardt, AICP
Lead Planner, Playbook Implementation
City Planning and Development
816-513-2866

From: Cody Boston <codyjboston@gmail.com>
Sent: Monday, December 8, 2025 12:37 PM
To: Reinhardt, Jennifer <Jennifer.Reinhardt@kcmo.org>; Melissa Patterson Hazley <Melissa.Patterson-Hazley@kcmo.org>; Willett, Nathan <Nathan.Willett@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>; Yearwood, DJ <Darvius.Yearwood@kcmo.org>; Williamson, Annie <Annie.Williamson@kcmo.org>; Iden, Marissa <Marissa.Iden@kcmo.org>; McCoy, Keema <Keema.McCoy@kcmo.org>
Cc: cc 1 <cc1@kcmo.org>
Subject: On Data Centers - Neighborhood Planning and Development Committee

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hello council members,

My name is Cody Boston and I am a resident of Kansas City.

I'm reaching out to you because the Neighborhoods Planning and Development committee will be hearing a presentation about zoning for data centers on Tuesday and I want you to know that, as a Kansas Citian and as someone who has growing environmental and economic concerns about data centers in our city, I find the zoning code woefully insufficient in protecting the interests and health of

our citizens. At a minimum, I urge you to ask for updates and amendments to the currently proposed zoning code.

To put it mildly, the zoning code proposed for data centers in Kansas City is incomplete and does not adequately address citizen concerns over the huge impact that these data centers have on the communities in which they are built. The zoning code, as currently drafted, does not do enough to protect Kansas Citians from utility rate increases, pollution and environmental concerns. There are major hyperscale data center projects in the works in Kansas City that have gone underway without public input. Our city must quickly act in order to rein in the rampant construction of data centers in our city that are being constructed without sufficient regulation before we are collectively invested in an infrastructure that extracts our resources while providing very little in return.

The data center zoning code for Kansas City should not be lumped in with Large Format Uses and should instead be its own zoning code. It should also require special-use permits for data centers that are voted on and approved by the city council or other governmental committees instead of being approved "by right" as they currently are. In addition, data centers should only be zoned in industrial areas and people in the vicinity should be notified when there is a proposed data center nearby — something Smithville residents were not privy to when the Meta and Google data centers went up in their backyards.

To address environmental concerns, the zoning code should require environmental impact studies, limit fossil-fuel backup generators, have limits on water usage and also mandate cooling requirements so no potable water is used in their systems. We should require utility disclosures from data centers and require a transparent process of renegotiation, or even revocation, of permit approval if these data centers become too burdensome on our energy grid, water use or environmental pollution.

The current zoning code needs more protection for Kansas City residents from the impacts of data centers, much of which is still being reckoned with in similar communities all across the country. It does not protect them from going up in people's backyards, does not do enough to protect our community's environment and local resources like water, and it does not protect Kansas Citians from bearing the brunt of the cost of utility rate increases.

We need you to demand more accountability from those leading these data center projects, not approve the giveaway of billions of dollars of incentives and abatements to richest corporations in the world who want to gamble our communities health away for the speculative value of an unregulated AI industry that, by all indications, threatens to take far more jobs away than these centers would grant.

Please consider these concerns when adopting a zoning code for data centers.

Thank you,
Cody



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250994

ORDINANCE NO. 250994

Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-_____, rezoning an area of about 1.5 acres generally located 1100 E. 63rd Street (63rd Street on the south, Troost Avenue on the west and Forest Avenue on the east) from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), said section to read as follows:

Section 88-2_____. That an area legally described as:

Lot 1, Walgreen 30, a subdivision of land lying in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), all as shown outlined on a map marked Section 88-_____, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP,
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250994**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250998

ORDINANCE NO. 250998

Sponsor: Councilmember Crispin Rea

Rezoning an area of 1.3 acres generally located at 4630 Troost Avenue from District UR to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-_____, rezoning an area of about 1.3 acres generally located 4630 Troost Avenue (Troost Avenue on the east and Emanuel Cleaver Boulevard on the south) from Districts UR (Urban Redevelopment) to District B4-5 (Heavy Business/Commercial 4), said section to read as follows:

Section 88-2_____. That an area legally described as:

Lot 1, Walgreen 29, a subdivision of land lying in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts UR (Urban Redevelopment) to District B4-5 (Heavy Business/Commercial 4), all as shown outlined on a map marked Section 88-_____, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP,
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250998**



File #: 250997

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

88-354-03 MEASUREMENTS

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

88-354-04-B. TWENTY-FOUR HOUR OPERATIONS

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

88-354-05 STORAGE

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

88-354-06 EXTERNAL IMPACTS

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250997**

**COMPARED VERSION
NEW ORDINANCE TO CODE BOOKS**

ORDINANCE NO. 250997

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary

school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

88-354-03 MEASUREMENTS

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building

or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

88-354-04-B. TWENTY-FOUR HOUR OPERATIONS

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

88-354-05 STORAGE

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

88-354-06 EXTERNAL IMPACTS

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250876

ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-06, "Residential Signs," and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

c. **TRAFFIC CONTROL SIGNS**

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or

commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND SEMI-ATTACHED HOUSE**

A lot with a principal use of a detached house or semi-attached house may have:

- a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.
- b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on

private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

- (1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- (3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for

changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.
2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

(e) **DIGITAL SIGNS**

The Board of Zoning Adjustment may grant a special use permit to allow a principal use which is located on a lot that is at least six (6) acres in size, or located on a lot that is at least three (3) acres in size and is adjacent to a major arterial street, to install a digital sign face on one otherwise allowable monument sign, subject to the approval criteria in 88-525-09 and subject to the following additional requirements:

1. The sign must be located at least 100 feet from any other residentially zoned and occupied property.
2. The sign must not be located within 150 feet of a public park or a parkway or boulevard.
3. The sign must not be located on a lot that is within a designated historic district or on a lot where there exists a designated historic landmark.
4. The message or image may not change more than once every hour.
5. Changes of image must be instantaneous as seen by the human eye and may not use facing, rolling, window shading, dissolving, or similar visual effects as part of the change.
6. Digital signs must use automatic level controls to reduce lights levels at night and under cloudy and other darkened conditions. All digital signs must have installed ambient light monitors and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service.
7. The sign may not be illuminated between the hours or 10:00 p.m. and 7:00 a.m.
8. The background color of the sign may not be white.
9. The digital display must be turned off if the display is not properly functioning.
10. Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the BZA's decision.

5. HOSPITAL SIGNS

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. RESIDENTIAL ENTRANCE SIGNS

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. INTERIM SUBDIVISION DEVELOPMENT SIGNS

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. GROUP HOMES

A lot with a principal use of a group home may have:

- (a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.
- (b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each

lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. OTHER PRINCIPAL USES AND VACANT LOTS

A lot with a principal use not described in this section, or a vacant lot may have:

- (a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. AUXILIARY PARKING

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250876

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Amending Chapter 88, Zoning and Development Code, by repealing Subsection 88-445-06-A, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs.

Discussion

The purpose of the proposed text amendment is to address increasing trends toward modern sign technologies, specifically regarding monument signs. The City's sign code, Section 88-445, restricts digital signage in all districts. For signs in residential districts, the current ordinance prohibits both digital or electronic displays, such as electronic message centers. Changeable copy features are permitted, but must use "direct human intervention" for changes to the sign message or display.

The proposed text amendment would permit Institutional and Office uses in residential districts that are located on a lot that is at least 6 acres in size, or a lot of at least 3 acres adjacent to a major arterial, to erect one digital monument sign, pursuant to approval of a Special Use Permit by the Board of Zoning Adjustment. The digital monument sign would remain subject to the existing area and height limits in 88-445-06-A, 4. that limit monument signs to 32 square feet in area and 6 feet in height.

Staff received written testimony opposed to this text amendment in advance of the CPC hearing. A representative of the KC Neighborhood Advisory Council spoke at the CPC hearing in opposition to the text amendment.

City Plan Commission voted 5-1 to recommend approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an amendment to the zoning and development code.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an amendment to the zoning and development code.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is an amendment to the zoning and development code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an amendment to the zoning and development code.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWPB) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWPB goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.

- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an amendment to the zoning and development code.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an amendment to the zoning and development code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an amendment to the zoning and development code.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable as this is an amendment to the zoning and development code.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251035

RESOLUTION NO. 251035

Sponsor: Councilmember Nathan Willett and Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to develop recommendations to Chapter 18 and the International Energy Conservation Code to bring such code in harmony with those of surrounding municipalities in the region and to report back within 45 days.

WHEREAS, Committee Substitute for Ordinance No. 220364 adopting the 2021 International Energy Conservation Code with amendments ("Energy Code") was passed by the City Council on October 13, 2022; and

WHEREAS, adoption of the 2021 Energy Code has created different construction standards in Kansas City than those elsewhere in the region; and

WHEREAS, the city council desires to ensure continued growth and competitiveness in the region for housing and construction; and

WHEREAS, current building codes significantly affect the cost and scope of school district projects in Kansas City, Missouri; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby directed to prepare recommendations for amendments to Chapter 18 and the International Energy Conservation Code to promote regional competitiveness and ensure alignment with neighboring municipalities, thereby supporting consistent and efficient design and construction practices for all builders. The manager is to report back to the City Council within 45 days.

..end

**No Docket
Memo Provided
for Ordinance
No. 251035**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 251041

ORDINANCE NO. 251041

Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City (“Community Builders”); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

WHEREAS, Ordinance No. 230977 authorized the City Manager to enter into the Community Investment Agreement for the Offices at Overlook Redevelopment Project (the “Project”) with Community Builders of Kansas City, and other documents necessary for the City to provide an amount up to \$1,600,000.00 to be held in escrow and used if necessary to prevent any shortfalls for the Project; and

WHEREAS, the City and Community Builders, entered into the Community Investment Agreement on March 26, 2024, and a subsequent Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, dated January 31, 2025; and

WHEREAS, the Community Investment Agreement has since been amended three times and the Escrow Agreement has been amended once; and

WHEREAS, Community Builders has been working to secure final financing for the Project, the process for which has been delayed due to the particular challenges associated with development on the East Side; and

WHEREAS, during that delay, Community Builders has continued pursuing completion of the Project, which is now largely complete, excluding the sewer relocation work on the site; and

WHEREAS, City Council deems it appropriate to modify certain terms in the Community Investment Agreement in light of the significant progress made towards completion and the desire to encourage the overall development to proceed; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is Authorized to enter into the Fourth Amendment to the Community Investment Agreement with Community Builders. A Copy of the Fourth Amendment to the Community Investment Agreement is attached hereto in substantial form and on file in the City Clerk's Office.

Section 2. That the City Manager is Authorized to enter into the Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Josheph, LLC A Copy of the Second Amendment to the Escrow Agreement is attached hereto in substantial form and on file in the City Clerk's Office.

Section 3. That because the Office at Overlook Project is largely complete at this time, the City Council determines that the requirements of Code § 74-12 are not properly applied to this Community Investment Agreement and Escrow Agreement at this time, and the requirements of Code § 74-12 are waived as to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 251041**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 250871

ORDINANCE NO. 250871

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1502, rezoning an area of roughly 15 acres generally located at West 35th Street on the north, Summit Street on the west, Valentine Road on the south and Pennsylvania Avenue on the east from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), said section to read as follows:

Section 88-20A-1502. That an area legally described as:

Lots 13 through 17 and East 12.52 feet of Lot 18, Merine's 2nd Addition. West 26.74 Feet of Lot 19 and All Lots 20 to 24, Merine's 2nd Addition. Lots 1 through 17, Vinewood

Lots 21 through 23, Vinewood

Lots 1 through 12 Block 1, Roanoke

Lots 15 through 27 Block 2, Roanoke

All that part of the two acres off the South end of the East 1/2 of the Southeast 1/4 of Section 18 and the nine acres off the North end of the East 1/2 of the Northeast 1/4 of Section 19, all in Township 49, Range 33 in Kansas City, Jackson County, Missouri which lies East of the East line of Summit Street and West of the West line of Jefferson Street in said Kansas City, or to more particularly describe the land hereby conveyed: Beginning at a point on the East

line of Summit Street in Kansas City, Missouri, 66 feet North of the South line of Section 18, Township 49, Range 33; thence East along a line parallel to the South line of said Section 18, 261.13 feet more or less to a point in the West line of Jefferson Street in said Kansas City as established by Ordinance No. 14881 approved February 11, 1901; thence South along the West line of said Jefferson Street 363 feet to a point which is 297 feet South of the North line of said Section 19; thence West along a line parallel to the North line of said Section 19, 265.53 feet more or less to a point in the East line of said Summit Street; thence North along the East line of said Summit Street 363 feet to the point of beginning, Except that part in streets and roads. All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of Lot 15, Merine's 2nd Addition then south 363 feet to the Northeast corner of Lot 17, Vinewood, thence West parallel with the North line of said quarter-quarter section and along the North line of said Vinewood, 253.3 feet, more or less, to the East line of Jefferson Street, as now established; thence North along said line 366 feet to the Southwest corner of the East 12.52 Feet of Lot 18, Merine's 2nd Addition, then east 108.52 Feet to the Southeast corner of Lot 16, Merine's 2nd Addition, then southeast to the Southwest corner of Lot 15, Merine's 2nd addition then East 125 Feet to the Point of Beginning.

is hereby rezoned from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), all as shown outlined on a map marked Exhibit A, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20A-1502 thereof.

Section B. That the district contains 58 contributing resources built between 1902 and 1929.

Section C. That the area was part of the 1897 annexation of Westport and is significant under the National Register of Historic Places Criterion C -- architecture. The district reflects examples of prominent architectural styles of its time, including Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The District includes the Jacobethan Revival Norman School.

Section D. That the Historic Preservation Commission recommended approval of the Norman School Historic District Overlay on June 25, 2025.

Section E. That the City Plan Commission recommended denial of the Norman School Historic District Overlay on August 20, 2025.

Section F. That the City Council considered the factors set forth in Section 88-580-01-F in reaching its decision.

Section G. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250871

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving a local landmark designation for the proposed Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania to the east, Valentine Road to the south, and Summit Street to the west.

Discussion

The applicant is requesting a local landmark designation for the proposed Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay). City staff has separated the applicant submittal from the CPC staff packet to ease the review of the documents. All documents have been clearly labeled in the attachments.

The overlay map can be found in the CPC staff report (page 2) attached to this ordinance request, the area is generally bounded by West 35th Street (North), Valentine Road (South), Summit Street (West), and Pennsylvania Avenue (East).

The application was submitted by the Valentine Neighborhood Association to identify sites and areas within the Kansas City, Missouri area that are historic and/or have stylistic or thematic significance. The area was annexed in 1897 and has various examples of prominent architectural styles of the time including: Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The proposed site is locally significant under Criterion C - architecture.

The City Plan Commission heard the application on August 20, 2025. Public testimony in support and opposition were presented during the hearing. The testimony in support voiced concerns over potential development in the area and retention of the historic character of the area. Testimony in opposition voiced concerns over increasing property taxes, use of the Historic Overlay designation, and increased difficulties due to added restrictions under the Historic Overlay. The CPC voted 2-3 to recommend denial of the application. The Historic Preservation Commission recommended approval on June 27, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

CH-PRES-2025-00002 - To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west, which was approved.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the designation of the area in question to the Kansas City Register of Historic Places (H/O).

Other Impacts

1. What will be the potential health impacts to any affected groups?

This zoning ordinance authorizes the designation of the area in question to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?

This ordinance requires public engagement prior to a recommendation from the City Plan Commission. The applicant held a public engagement meeting on August 11, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will hault additional parcels from becomining vacant within the proposed Kansas City Register of Historic Places (H/O Overlay).
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

This is a Kansas City Register of Historic Places (H/O Overlay) that will not require CREO review.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)